

**James City Green Building Design Roundtable**  
**Monday, July 13, 2009**  
**Government Complex Building C Conference Room**  
**4:00 p.m. to 6:00 p.m.**

**Roundtable Committee Members**

Private Sector

Robert Magoon, Jr., Magoon Associates  
Jack Van Kniest, Van Kniest  
Shereen Hughes, Former JCC Planning Commissioner  
Matt Leffler, GVA Advantis  
Kevin Wills, McDonough Bolyard Peck (MBP)  
Bill Strack, Henderson, Inc.  
Abigail Johnson, Abacus Property Solutions  
Michael Brown, Michael C. Brown Custom Builders  
Andrew Cronan, Guernsey Tingle Architects  
Robert Duckett, Peninsula Housing and Builders Association

Public Sector

James Kennedy, JCC Board of Supervisors  
John McGlennon, JCC Board of Supervisors  
Steven Hicks, JCC Development Management  
Rick Hanson, JCC Office of Housing & Community Development  
Michael Vergakis, JCSA  
Cheryl Waldren, JCC Development Management  
Tom Coghill, JCC Code Compliance  
Steven Yarvorsky, JCC Economic Development  
Ellen Cook, JCC Development Management  
Scott Whyte, JCC Development Management  
Jennifer Privette, JCC General Services  
Stephanie Luton, JCC Purchasing Department

**General Discussion**

Steven welcomed everyone to the meeting and asked if anyone needed to make changes to the minutes.

Cheryl gave the committee a synopsis of the County website and is looking into what other localities are doing in reference to Green Building. We still have the JCC website that has the JCC Green Team information on it as well. Once we decide what information to gather we can then put that information on the website. Steven mentioned we will use a template as well once we know what the committee wants to put on the website.

Ellen Cook gave a brief presentation on the James City Green Building Design Roundtable Draft Report. The report has six sections and each section gives a description and/or explanation of green building topics. The last section of the report is the areas where subcommittees can include their recommendations on direction of the team. As stated in the introduction of the report, Supervisor Mr. Jim Kennedy initiated the Roundtable Forum to develop and promote the best green building practices which are used for both the public and private sector. Another purpose is to educate and engage the community in the green design efforts.

Steven mentioned to the group how the recommendation part could help in “selling” the story of the subcommittees and how their part can help the overall purpose of the green building design roundtable. The report could then become the permanent document should the team decide to implement this document and come up with certain policies. For example, we can have a guideline on how to work with the development community on proffers and how those proffers are used to try to implement the green features. It is very important to have a guide for developers who may volunteer to build green. The Comprehensive Plan also addresses some of these issues. As the team moves forward a document will be needed to guide developers on green building.

Mr. Cronan asked about the Dillon Rule, which the Commonwealth of Virginia operates under and which can be very restrictive.

Steven responded back about the “Dillon Rule” and it’s very restrictive on what a locality can do however it does allow some flexibility. Green building programs can be included in the Zoning Ordinance or by the Board adopting policies thru the County’s Zoning Ordinance.

Ms. Cook mentioned the building code is controlled by the state which controls and contains the building regulations it does however, allow some flexibility for localities to create a green building program and Arlington County, Virginia has a green building program.

Steven asked the group would they want to continue to create a document or to create a recommendation or implementation plans on the next step on how the program will function.

Mr. Duckett asked how the group should communicate with each other.

Steven mentioned the discussions among the groups are not limited and can be done via e-mail and should be open.

Ms. Hughes replied could comments be sent via e-mail and just cc everyone that way you have a record as well.

Mr. Kniest asked is there a time frame for the final report?

Steven responded the report should be completed by November or December and then present a format to the BOS and some guidance on some better policies and putting this information in the Zoning Ordinance and also submitting to the Board a policy process on proffer guidelines.

Mr. Kniest asked are we also providing the Board with some background of cost benefit analysis.

Steven mentioned that it may be something we may look at.

Mr. John McGlennon discussed maybe having a central location about this information on the website and having practical information for the homeowner and what the financial implications will be.

Mr. Kniest also discussed giving the homeowner real time information and what would be the benefit of one type of green building project versus the other.

Ms. Hughes stated this subject came up with the Better Site Design and one important question is how can we encourage folks at the “by right” level and what incentives can be offered and let’s not just think about the proffers process because if we are going thru a comprehensive plan and doing rezoning then there should be minimal rezoning. We need to figure out within the law how we can encourage green building at the “by right” level so we can rethink the rezoning level.

Andy Cronan, who is on the Finance Subcommittee, gave a presentation to the group based on the committee’s findings. The goal of this committee is to obtain County-wide reduction in resource use by stimulating improvements to existing residential, institutional and commercial buildings, and to “raise the bar” for new construction to achieve a higher level of performance and resource efficiency. He gave a presentation to the group on a summary of financial incentives for existing homes not a lot of people are aware of. The first example is that Virginia Natural Gas offers incentives equipment rebates on gas water heaters and for a 90%+ AFUE furnace. Another example is the availability for Federal tax credits for homeowners. Homeowners can receive 30% of cost with a \$1500 cap on certain items such as insulation and biomass stoves as long as they meet the efficiency requirements. Also available to a homeowner is a 30% tax credit of for geothermal heat pump systems, solar hot water systems, solar photovoltaic systems for power. Other resources available thru the Renewable Energy Credits program are credits for solar hot water, solar PV, and wind systems which provide an estimated annual check of \$8,000 to \$9,000 and \$800 for a solar hot water system. Other financial incentives are Low Income Weatherization Program which is offered through the Community Action Agency with \$94 million coming from the state and Energy Efficiency & Conservation Block Grant Money from Department of Energy.

There are other financial incentives out there that will assist for people to make changes to their own home and businesses by:

1. Demonstration - which is a pilot project which will demonstrate what can be done and how. This process is done by an energy audit, recommendations and then a follow up on how to obtain financing.
2. Resources - making sure resources are available to help people with the needed changes as well as the opportunities available to assist with the block grants or weatherization funding thru the Federal Government.
3. Big Picture changes – Hopefully to change some policies and conservation improvements for citizens who may want to do improvements thru programs.
4. Prioritize Buildings for Renovation – Identify improvements and/or ways that would help citizens reduce energy and water expenses.
5. Education – Communicate with citizens the need to make changes as well as assist them in understanding the resources that are available to them.

Ms. Luton and Ms. Johnson did a presentation on Energy Performance Contracting to encourage energy efficiency in the public and private sector. The way this works is you contract directly with an energy efficient company and they in turn work with the public and private sector clients. The goal is to come up with a comprehensive set of energy efficient measures that has to do with all parts of the building. They do energy audits, design and energy efficiency of equipment and systems such as HVAC, windows, lighting control systems, roofing as well as water and sewer just to name a few. The contractor will also look at the maintenance of the equipment. They also can help with a financing plan to assist you in making the changes. Leases and revolving loans are available and once the improvements are made the performance of the building is monitored over time. Performance contracting is a turnkey multi year benchmark package that municipalities and some of the private sector are looking into. You will receive a written guarantee of energy, water and operating savings. What makes this package attractive are the energy costs which all are high and the prices are changing all the time. For example, Arapahoe County, Colorado, which has 573,000 residents, 1900 employees and 22 buildings, had a 25% savings in the first year. The other is George Mason University in Fairfax County which had savings equivalent to 2800 cars taken off the road and \$1 million in avoided energy costs. The good thing about this is there is a contractor in place in Virginia that the County and other localities can use. Ms. Luton described the process of using the contractor to the group, if one day we should choose too.

Mr. Cronan went on to explain to the group about the savings thru energy and how it would more than pay for itself.

Mrs. Luton also replied this process is a way for big dollar energy improvements to be basically revenue in a locality.

Mr. Kniest asked what did George Mason University actually spend.

Mrs. Luton replied she wasn't sure about the exact dollar amount, she can, however, look the information up. George Mason spent about a couple of hundred thousand dollars. The cost was shared across a number of buildings.

Ms. Johnson gave a presentation about the benefits to the Private Sector. It provides an owner a way to achieve improvements to a building for efficiency and performance without incurring the financial risks as well as the capital investments being paid out of the energy and operational savings that will occur by the improvements. The energy savings are guaranteed by the Energy Service Company who is performing the work (ESCO). The savings are provided with one year without the capital outlay and the process is simple. She used the Empire State Building as an example since it had the window glass replacement, redesigned HVAC equipment done and lighting improvements with the expected outcome being a 38% reduction in usage and saving 105,000 metric tons of greenhouse gas emissions over the next 15 years.

Mr. Magoon asked if there is a list of the contractors. Is there more of a holistic approach to what they do?

Mr. Cronan mentioned there is a list on the state website.

Mrs. Luton mentioned she can e-mail the list to the group if they choose.

Ms. Johnson mentioned there is also a rating form. To make sure you know about their rating performance.

Steven stated the presentation had very good information and asked about some of the deadlines for the Climate Communities and stimulus funds?

Mrs. Luton stated that their group was already working on putting together some information which is targeted on the census track which Rick has already been doing some work on.

Steven asked how we could do an outreach program for the citizens. For example, should we start with the web and, Channel TV 48.

Mr. Hanson mentioned this was a discussion for the group on how to reach the citizens and what homeowners can do. There is a lot of information for the homeowner and our concern is they may not do anything because they don't know how to access it. There are a number of different ways to publicize what is available.

Mr. McGlennon mentioned possible show case awards for projects that can be replicated in other places. It is very similar to what Rick is doing with the Community Development Block Grant. For example the County could purchase foreclosed homes to renovate them- and part of that we would hope it would be energy efficient and of a high value using the EPA support. The project could be used as a leverage to others in the neighborhood to demonstrate the idea of "see what you do" to increase the energy efficiency of your home. It will cause the cost of operating your home to decrease. If we can show that it can work in a workforce housing neighborhood

it's the kind of message to also send to other communities they can also do that kind of retrofit. So this is the kind of approach to take in the Climate Communities proposal. Energy Efficiency Block Grants are different for localities that are large and the County is not that large. The formula would be the determinant factor on how much money a community would receive.

Mr. Brown asked does the County have a information sheet that can be given out to someone who has submitted plans to remodel a home - can a information sheet be given to the person and the sheet list all the tax credits and the availability of funds?

Someone mentioned this website [www.DStimulusSource.com](http://www.DStimulusSource.com) is the website for examples.

Steven mentioned we could use the Channel 48 or a News Release to draw media attention and to start marketing these programs.

Mr. Brown mentioned the annual Home Owners Association meetings as well.

Ms. Hughes asked about the "Front Porch Meetings"? Each meeting was held in each jurisdiction to communicate to the citizens and it will get several groups to meet all at once.

Steven stated that is one way of getting information to the citizens and another is doing a News Release to get the public attention as to what is out there now. The County could share information with Neighborhood Connections group to share information in the office as well as posting that information in the Development Management section of the website.

Mr. Brown mentioned the consideration of having meetings with builders and buyers and how important it is to get the "frontline" educated about all the information that is out there and let them know what is out there for the consumer.

Steven mentioned that we have a database with the developers listed, and meeting with builders and partnering with Peninsula Home Builders Association might be possible.

Rick Hanson, who is on the Housing Subcommittee discussed the energy efficiency is usually used by the high end consumers and it's the middle consumers where energy efficiency is not getting done. Mr. Hanson discussed grants and stated that a lot of the information was not available, but that there recently was a meeting hosted by the State and now we have more concrete information. At the state level there will be grants available thru the Department of Energy, not sure however, when these grants will be available. We need to monitor very carefully what is going on and then be able to deliver a package to County citizens with the opportunities. We can submit application for grants for tax credits and specific improvements. Mr. Hanson discussed the fact that Earthcraft has an existing housing renovation certification program similar to their single-family programs for new homes and that provides a very comprehensive audit and energy modeling of the property which involves the participating builder/contractor who then can look at what it says and go to his client and discussed the amount of reduction one can receive from the energy usage. The group also discussed how we

can get the word out to the citizens. How can we also get the information to other area localities?

Bob Magoon, who is on the Design and Construction sub-committee, sent out a survey to the committee and is waiting on responses. He will summarize and do some clarification on the survey.

Jennifer Privette commented on the Communications committee meeting. She mentioned James City County as being recognized as a Green Community. Who is a target audience for communication efforts? That is the challenge of the communications committee and of course we have short term message such as the stimulus funds and long term message such as web design and there are some great examples of what other communities are doing such as Charlottesville, VA which has partnered with UVA, Arlington, VA and Alexandria has an Eco-City program. The cities which have green cities programs have also partnered with their colleges and universities and that's an avenue we are approaching. What we need from the committee is guidance on exactly what are our message is and who are audience is and how to reach that audience. We also discussed the News Releases because "green" is being picked up of the media and we have discussed the Codes office to reach out to the builders since they are retrofitting and renovating buildings. A lot of what we discussed was also discussed in the meeting today is providing the information to us so we can convey that message to the community.

Steven discussed Tim Isom may have a presentation to the committee at the next meeting from Wal-mart.

The next meeting will be on Monday, August 3<sup>rd</sup> at 4PM.